

CynllunioPlanning

Subject: FW: 0/51268

From: Gareth Roberts <gareth.roberts2@conwy.gov.uk>

Sent: 18 April 2024 09:04

To: Ian Gibbons <ian.Gibbons@conwy.gov.uk>

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Hi Ian,

I have had a chance to review the plans, and I'm generally supportive of the plans at oak House itself. I, previously expressed that I was generally supportive of the proposals, however, on reflection, I do have some concerns regarding the outbuilding extensions. I have no objections to its proposed reuse, however the design needs attention. The layout has been designed to adapt what is there, including the various accretions on the building. The proposed elevations look disjointed, with the flat roofed sections and the pitched roof sections in conflict.

I would suggest that a subservient, linear extension, with high quality materials to be a more appropriate choice. I would suggest that the applicant engage in pre-application discussions before resubmission of any plans.

The plan also shows private garden areas, demarcated by a 1m picket fence. I would question whether these spaces need formal demarcation, and if so, I would need to see more detailed drawings. The amended layout plans indicate that all trees are to be retained which is welcomed, however is there any other soft landscaping proposed?

Whilst generally supportive of the scheme, the design of the outbuilding extension needs attention.

Kind regards,

Gareth

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Rydym yn croesawu gohebiaeth yn Gymraeg. Bydd y Cyngor yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi / We welcome correspondence in Welsh. We will respond to any correspondence in Welsh which will not lead to a delay

